

# TRAVIS CENTRAL APPRAISAL DISTRICT

**BOARD OFFICERS**  
JAMES VALADEZ  
CHAIRPERSON  
THERESA BASTIAN  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

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DEBORAH CARTWRIGHT  
BRUCE ELFANT  
VIVEK KULKARNI  
ELIZABETH MONTOYA  
FELIPE ULLOA  
BLANCA ZAMORA-GARCIA

July 22, 2022

PETER TORGRIMSON, PRESIDENT  
TRAVIS CO ESD NO 4  
14312 HUNTERS BEND RD  
AUSTIN, TX 78725

In accordance with Tax Code Section 26.01(a) enclosed is the **2022 Certified Value** for your taxing unit. The Certified Value shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Accordingly, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2022) and has information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2022. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$3,852,963,926
Certification Percentage	95%
Section 26.01(c) Value Under Protest	\$197,117,438
<b>Freeze Adjusted Taxable Value (M&amp;O)</b>	<b>\$4,050,081,364</b>
<b>Freeze Adjusted Taxable Value (I&amp;S)</b>	<b>\$4,050,081,364</b>

Sincerely,

A handwritten signature in cursive script, appearing to read "Marya Crigler".

Marya Crigler  
Chief Appraiser  
mcrigler@tcadcentral.org  
(512) 834-9317 ext 337

**Tax Rate Worksheet Information** (numbering based on form 50-856)

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1	2021 total taxable value	\$2,834,443,990
2	2021 tax ceiling	\$ 0
4	2021 total adopted tax rate	0.08
5	2021 taxable value lost because of court appeals of ARB decisions reduced 2021 ARB values	
5A	Original 2021 ARB Value	
5B	2021 values resulting from final court decisions	
6	2021 taxable value subject to an appeal under Chapter 42, as of July 25	
6A	2021 ARB certified value	\$128,612,499
6B	2021 disputed value	\$12,861,250
9	2021 taxable value of property in territory the taxing unit deannexed after Jan 1, 2021	
10	2021 taxable value lost because a property first qualified for exemption in 2022	
10A	Absolute exemptions	\$ 0
10B	Partial exemptions and amount exempt due to an increased exemption	\$19,933,653
11	2021 taxable value lost because a property first qualified for agricultural appraisal in 2022	
11A	2021 market value	\$750,750
11B	2022 productivity value	\$ 611
13	2021 captured value of property in a TIF/TIRZ	
18	Total 2022 taxable value on the certified appraisal roll today	
18A	Certified taxable	\$3,852,963,926
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	
18D	2022 captured value of property in a TIF/TIRZ	
19	Total value of properties under protest or not on certified roll	
19A	2022 taxable value of properties under protest	\$197,117,438
19B	2022 value of properties not under protest or included in certified appraisal	
20	2022 tax ceiling	\$ 0
22	Total 2022 taxable value of properties in territory annexed after Jan 1, 2021	\$ 0
23	Total 2022 taxable value of new improvements and new personal property located in new improvements	\$508,053,728

**Notice of Public Hearing – Budget/Tax Rate Information**

2021 Average appraised value of properties with a homestead exemption	\$494,005
2021 Total appraised value of all property	\$3,571,396,900
2021 Total appraised value of all new property	\$78,328,574
2021 Average taxable value of properties with a homestead exemption	\$432,170
2021 Total taxable value of all property	\$2,963,056,489
2021 Total taxable value of all new property	\$76,857,163
2022 Average appraised value of properties with a homestead exemption	\$784,522
2022 Total appraised value of all property	\$6,308,352,229
2022 Total appraised value of all new property	\$513,893,205
2022 Average taxable value of properties with a homestead exemption	\$388,018
2022 Total taxable value of all property	\$4,050,081,364
2022 Total taxable of all new property	\$508,053,728

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
<b>REAL PROPERTY &amp; MFT HOMES</b>	(Count) (7,105)	(Count) (599)	(Count) (7,704)
Land HS Value	1,012,239,165	50,193,225	1,062,432,390
Land NHS Value	321,829,945	27,357,623	349,187,568
Ag Land Market Value	187,484,199	2,579,522	190,063,721
<b>Total Land Value</b>	<b>1,521,553,309</b>	<b>80,130,370</b>	<b>1,601,683,679</b>
Improvement HS Value	2,909,603,575	187,174,899	3,096,778,474
Improvement NHS Value	919,449,984	39,724,868	959,174,852
<b>Total Improvement</b>	<b>3,829,053,559</b>	<b>226,899,767</b>	<b>4,055,953,326</b>
Market Value	<b>5,350,606,868</b>	<b>307,030,137</b>	<b>5,657,637,005</b>
<b>BUSINESS PERSONAL PROPERTY</b>	(490)	(77)	(567)
Market Value	<b>616,664,631</b>	<b>34,050,593</b>	<b>650,715,224</b>
<b>OIL &amp; GAS / MINERALS</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER (Intangibles)</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
	(Total Count) (7,595)	(Total Count) (676)	(Total Count) (8,271)
<b>TOTAL MARKET</b>	<b>5,967,271,499</b>	<b>341,080,730</b>	<b>6,308,352,229</b>
Ag Land Market Value	187,484,199	2,579,522	190,063,721
Ag Use	579,342	31,815	611,157
Ag Loss (-)	186,904,859	2,547,706	189,452,565
<b>APPRAISED VALUE</b>	<b>5,780,366,640</b>	<b>338,533,024</b>	<b>6,118,899,664</b>
	94.5%	5.5%	100.0%
HS CAP Limitation Value (-)	1,170,821,115	38,709,561	1,209,530,676
<b>NET APPRAISED VALUE</b>	<b>4,609,545,525</b>	<b>299,823,463</b>	<b>4,909,368,988</b>
Total Exemption Amount	756,581,599	16,927,348	773,508,947
<b>NET TAXABLE</b>	<b>3,852,963,926</b>	<b>282,896,115</b>	<b>4,135,860,041</b>
<b>TAX LIMIT/FREEZE ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (I&amp;S)</b>	<b>3,852,963,926</b>	<b>282,896,115</b>	<b>4,135,860,041</b>
<b>CHAPTER 313 ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (M&amp;O)</b>	<b>3,852,963,926</b>	<b>282,896,115</b>	<b>4,135,860,041</b>

APPROX TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 \$0 = 4,135,860,041 \* 0.000000 / 100)

EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Code	Method	Total	Count	Total	Count	Total	Count
DV1	DV1	173,000	22	5,000	1	178,000	23
DV2	DV2	81,000	10	0	0	81,000	10
DV3	DV3	108,000	11	20,000	2	128,000	13
DV4	DV4	276,000	41	12,000	1	288,000	42
DV4S	DV4S	60,000	8	0	0	60,000	8
DVHS	DVHS	12,234,263	42	0	0	12,234,263	42
DVHS	DVHS-Prorated	90,082	1	0	0	90,082	1
DVHSS	DVHSS	1,389,266	8	0	0	1,389,266	8
DVHSS	DVHSS-Prorated	0	0	0	0	0	0
EX-XI	EX-XI	2,178,000	2	0	0	2,178,000	2
EX-XI	EX-XI-PRORATED	0	0	0	0	0	0
EX-XU	EX-XU	2,298,010	2	0	0	2,298,010	2
EX-XU	EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	EX-XV	283,844,196	166	133,000	1	283,977,196	167
EX-XV	EX-XV-PRORATED	5,139,339	1	0	0	5,139,339	1
EX366	EX366	27,165	53	0	0	27,165	53
FR	FR	493,358	1	0	0	493,358	1
HS	HS-Local	384,120,333	3,989	15,061,745	199	399,182,078	4,188
HS	HS-Prorated	413,623	1	0	0	413,623	1
HS	HS-State	-2,208	0	0	0	-2,208	0
OV65	OV65-Local	59,116,378	1,026	893,213	16	60,009,591	1,042
OV65	OV65-Prorated	0	0	0	0	0	0
OV65	OV65-State	0	0	0	0	0	0
OV65S	OV65S-Local	2,806,467	49	60,000	1	2,866,467	50
OV65S	OV65S-Prorated	0	0	0	0	0	0
OV65S	OV65S-State	0	0	0	0	0	0
PC	PC	84,020	1	582,791	1	666,811	2
SO	SO	1,651,310	109	159,599	11	1,810,909	120
<b>Total:</b>		<b>756,581,602</b>	<b>5,543</b>	<b>16,927,348</b>	<b>233</b>	<b>773,508,950</b>	<b>5,776</b>

**New Value**

Total New Market Value: \$513,893,205  
Total New Taxable Value: \$508,053,728

**Exemption Loss**

**New Absolute Exemptions**

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		<b>0</b>	<b>0</b>

**New Partial Exemptions**

Exemption	Description	Count	Partial Exemption Amt
DVHS	Disabled Veteran Homestead	1	90,082
HS	Homestead	127	19,723,571
OV65	Over 65	2	120,000
Partial Exemption Value Loss:		<b>130</b>	<b>19,933,653</b>
Total NEW Exemption Value			<b>19,933,653</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		<b>0</b>	<b>0</b>
Total Exemption Value Loss:			<b>19,933,653</b>

**New Special Use (Ag/Timber)**

Count	2021 Market Value	2022 Special Use	Loss
1	750,750	611	-750,139

**Average Homestead Value**

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	4,048	784,522	100,752	388,018
A & E	4,067	786,904	100,979	388,862

**Property Under Review - Lower Value Used**

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
676	341,080,730	234,852,177	197,117,438

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6,011		7,637,483	3,955,522,945	2,339,111,088
B	Multifamily Residential	5		0	8,647,466	3,179,556
C1	Vacant Lots and Tracts	345		0	34,098,149	34,093,149
D1	Qualified Open-Space Land	180	6,254.39	0	187,484,200	578,210
D2	Farm or Ranch Improvements on Qualified	7		0	605,014	605,014
E	Rural Land,Not Qualified for Open-Space Land	177		0	76,170,033	61,173,537
F1	Commercial Real Property	122		11,626,071	694,487,692	694,136,081
F2	Industrial Real Property	32		484,843,094	91,875,341	91,875,341
J1	Water Systems	1		0	367,989	367,989
J3	Electric Companies (including Co-ops)	4		0	2,363,038	2,363,038
J4	Telephone Companies (including Co-ops)	20		0	4,943,985	4,943,985
J5	Railroads	3		0	2,982,815	2,982,815
J6	Pipelines	2		0	72,090	72,090
J7	Cable Companies	4		0	7,632,919	7,632,919
L1	Commercial Personal Property	411		0	86,544,340	85,939,797
L2	Industrial and Manufacturing Personal Property	24		0	510,936,659	510,936,659
M1	Mobile Homes	389		239,692	12,552,572	11,308,612
O	Residential Inventory	4		0	940,993	940,993
S	Special Inventory	15		0	723,053	723,053
XI	Youth Spiritual, Mental and Physical	2		0	2,178,000	0
XU	MiscellaneousExemptions (§11.23)	3		0	2,298,010	0
XV	Other Totally Exempt Properties (including	178		5,106,866	283,844,196	0
<b>Totals:</b>			6,254.39	509,453,206	5,967,271,499	3,852,963,926

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	496		1,511,124	246,948,345	192,339,808
B	Multifamily Residential	3		0	677,772	677,772
C1	Vacant Lots and Tracts	28		2,106,359	4,947,967	4,920,976
D1	Qualified Open-Space Land	5	181.53	0	2,579,522	31,815
D2	Farm or Ranch Improvements on Qualified	1		0	238,613	238,613
E	Rural Land,Not Qualified for Open-Space Land	21		0	10,238,116	10,091,405
F1	Commercial Real Property	54		0	38,855,895	38,855,894
F2	Industrial Real Property	4		0	1,064,354	1,064,354
J4	Telephone Companies (including Co-ops)	8		0	2,060,776	2,060,776
L1	Commercial Personal Property	68		0	31,773,624	31,190,833
L2	Industrial and Manufacturing Personal Property	1		0	216,193	216,193
M1	Mobile Homes	4		0	428,037	289,160
O	Residential Inventory	3		822,516	918,516	918,516
XV	Other Totally Exempt Properties (including	1		0	133,000	0
<b>Totals:</b>			181.53	4,439,999	341,080,730	282,896,115



Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6,507		9,148,607	4,202,471,290	2,531,450,896
B	Multifamily Residential	8		0	9,325,238	3,857,328
C1	Vacant Lots and Tracts	373		2,106,359	39,046,116	39,014,125
D1	Qualified Open-Space Land	185	6,435.92	0	190,063,722	610,025
D2	Farm or Ranch Improvements on Qualified	8		0	843,627	843,627
E	Rural Land,Not Qualified for Open-Space Land	198		0	86,408,149	71,264,942
F1	Commercial Real Property	176		11,626,071	733,343,587	732,991,975
F2	Industrial Real Property	36		484,843,094	92,939,695	92,939,695
J1	Water Systems	1		0	367,989	367,989
J3	Electric Companies (including Co-ops)	4		0	2,363,038	2,363,038
J4	Telephone Companies (including Co-ops)	28		0	7,004,761	7,004,761
J5	Railroads	3		0	2,982,815	2,982,815
J6	Pipelines	2		0	72,090	72,090
J7	Cable Companies	4		0	7,632,919	7,632,919
L1	Commercial Personal Property	479		0	118,317,964	117,130,630
L2	Industrial and Manufacturing Personal Property	25		0	511,152,852	511,152,852
M1	Mobile Homes	393		239,692	12,980,609	11,597,772
O	Residential Inventory	7		822,516	1,859,509	1,859,509
S	Special Inventory	15		0	723,053	723,053
XI	Youth Spiritual, Mental and Physical	2		0	2,178,000	0
XU	MiscellaneousExemptions (§11.23)	3		0	2,298,010	0
XV	Other Totally Exempt Properties (including	179		5,106,866	283,977,196	0
<b>Totals:</b>			6,435.92	513,893,205	6,308,352,229	4,135,860,041

# TOP TAXPAYER REPORT

For Entity: TRAVIS CO ESD NO 4  
Year: 2022

Taxing Unit Code: 57  
Taxing Unit Number: 227-205-40

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1853944	COLORADO RIVER PROJECT LLC	\$576,466,517	\$576,466,517
2	1887846	TESLA INC	\$492,343,094	\$492,343,094
3	1777959	MHC LAND HOLDINGS LLC	\$34,391,375	\$34,391,375
4	1901394	6301 W PARMER AUSTIN LTD	\$19,419,885	\$19,419,885
5	1642718	HIDDEN VALLEY MHC LLC	\$16,728,791	\$16,728,791
6	1705405	ALLIE BECK LLC	\$17,211,733	\$15,855,650
7	533444	WASTE MANAGEMENT OF TEXAS INC	\$14,907,090	\$14,907,090
8	1651717	ASPHALT INC LLC	\$13,604,258	\$13,021,467
9	1446814	ENTERPRISE FM TRUST	\$12,227,430	\$12,227,430
10	1788567	SH 7100-7111 LLC	\$10,041,223	\$10,041,223
11	1783112	THOMAS EARL V & NINA	\$9,535,475	\$9,535,475
12	105842	WALLACE DALTON	\$8,700,000	\$8,700,000
13	1819587	CORBEL COMMUNICATIONS	\$8,349,748	\$8,349,748
14	1800583	9709 BROWN LANE LLC	\$8,332,870	\$8,332,870
15	345875	HAYS CITY CORP	\$7,609,456	\$7,609,456
16	1504569	AUSTIN WHITE LIME	\$7,247,036	\$7,247,036
17	1504564	SPECTRUM GULF COAST LLC	\$6,907,274	\$6,907,274
18	1439955	WCP AUSTIN PARTNERS LLC	\$6,220,000	\$6,220,000
19	1719783	MARTIN MARIETTA FLEET	\$5,758,066	\$5,758,066
20	1925922	HORIZON TRUST	\$5,605,784	\$5,605,784